

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 10 4 56 PM '74
DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that **Juster Enterprises, Inc.**
A Corporation chartered under the laws of the State of **South Carolina** and having a principal place of business at
Greenville, State of **South Carolina**, in consideration of
Six Thousand Two Hundred Thirty and No/100 (\$6,230.00)-----Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto **James L. Sanderson and Carroll B. Long**, their heirs and assigns, forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, or here-
after constructed thereon, situate, lying and being in the State of South Carolina, County
of Greenville, near the town of Mauldin being known and designated as Lot No. 12, Baldwin
Circle, on Plat Number 1 of Verdin Estates, said plat being prepared by C. O. Riddle,
Surveyor, dated September 21, 1972, and recorded in the R. M. C. Office for Greenville
County in Plat Book 4R at pages 34 and 35, and according to said plat, having the follow-
ing metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Baldwin Circle at the joint front corner
of Lots 12 and 13; thence with the joint corner of said lots, N. 88-27 W., 150 feet to an
iron pin; thence, S. 1-33 W., 75.45 feet to an iron pin on the northern side of Baldwin
Circle; thence with Baldwin Circle, S. 73-50 E., 38 feet to an iron pin; thence continu-
ing with Baldwin Circle, S. 64-13 E., 36.5 feet to an iron pin; thence continuing with
Baldwin Circle, S. 88-27 E., 55 feet to an iron pin; thence, with the corner of Baldwin
Court and Baldwin Circle, N. 46-33 E., 35.35 feet to an iron pin on Baldwin Circle;
thence, with Baldwin Circle, N. 1-33 E., 75 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roads or passageways,
zoning ordinances, easements and rights of way, if any, affecting the above described
property.



Greenville County
Stamps
Paid \$ 7.15
Sec. 1

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or
appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or
successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular
said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to
claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 10th day of June 19 74.

SIGNED, sealed and delivered in the presence of:

JUSTER ENTERPRISES, INC. (SEAL)

A Corporation

By:

Henry Philpott
Kathy Shepherd

James L. Sanderson
Attorney James L. Sanderson, attorney in fact
Carroll B. Long
Attorney Carroll B. Long, attorney in fact

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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he,
with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10th day of June 19 74.

Henry Philpott (SEAL)
Notary Public for South Carolina.
My commission expires: 12/16/80

Kathy Shepherd

RECORDED this _____ day of _____ 19 _____ at JUN 10 1974 M. No. 31556

0.834

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